



DEPARTMENT OF PLANNING AND BUILDING

Monthly Activity Report

July 2009

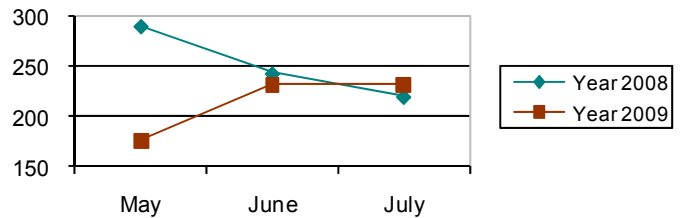
Monthly statistics at a glance

Building Permit Activity

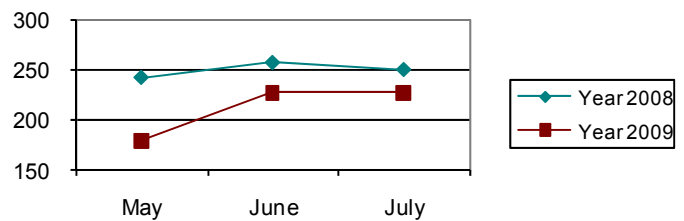
We started the 09-10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 07/08. This is a clear reflection of the overall housing and development market. However, so far, permits have remained steady from FY 08/09.

This appears to show that the downward trend may have flattened out.

Building Application Intake



Building Permits Issued

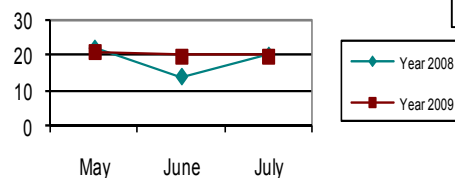


Land Use Permit Activity

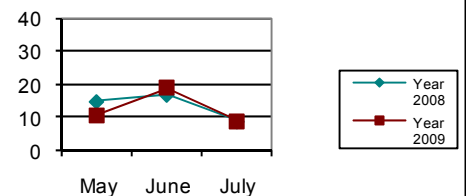
New applications for land use and land division permits are also leveling out.

Land use and land division applications have seen less of a decrease than what we have seen in construction activity. Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

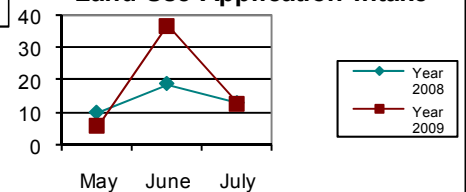
Environmental Document Issued



Subdivision Application Intake



Land Use Application Intake



July 2009

Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	29	59	29 (29 DU*)	59 (DU)	(51%)
Multi-Family	1	1	1 (0 DU)	1 (7 DU)	0%
Commercial/Public	8	11	8 (1 DUMU)	11 (0 DUMU)	(27%)
Residential Adds/Alts	28	52	28	52	(46%)
Commercial Adds/Alts	1	11	1	11	(91%)
Grading	5	6	5	6	(16%)
Demolitions	7	15	7 (5 DU)	15 (9 DU)	(53%)
Miscellaneous	79	95	79	95	(17%)
TOTAL PERMITS ISSUED	158	250	158	250	(37%)
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	7,743,731	11,119,060	7,743,731	11,119,060	(30%)
Multi-Family	6,063	1,113,704	6,063	1,113,04	(99%)
Commercial/Public	813,109	2,598,586	813,109	2,598,586	(69%)
Residential Adds/Alts	1,103,315	1,308,466	1,103,315	1,308,466	(16%)
Commercial Adds/Alts	68,000	334,859	68,000	334,859	(80%)
Demolitions	22,291	656,714	22,291	656,714	(97%)
Miscellaneous	22,853,319	3,452,735	22,853,319	3,452,735	56%
TOTAL VALUATION	32,609,828	20,584,124	32,609,828	20,584,124	59%
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	16	12	16 (16 DU)	12 (DU)	33%
Multi-Family	1	0	1 (0 DU)	0 (DU)	100%
Commercial/Public	8	15	8 (0 DUMU)	15 (0 DUMU)	(46%)
Residential Adds/Alts	25	48	25	48	(47%)
Commercial Adds/Alts	6	11	6	11	(45%)
Demolitions	6	12	6 (4 DU)	12 (7 DU)	(50%)
Grading	4	8	4	8	(50%)
Miscellaneous	103	114	103	114	(10%)
TOTAL APPLICATION INTAKE	169	220	169	220	(23)%
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	28	57	28 (DU)	57 (DU)	(51%)
Multi-Family	0	0	0 (DU)	0 (DU)	0%
Commercial/Public	8	11	8 (0 DUMU)	11 (0 DUMU)	(27%)
Residential Adds/Alts	39	69	39	69	(43%)
Commercial Adds/Alts	6	21	6	21	(71%)
Demolitions	9	12	9 (4 DU)	12 (DU)	(28%)
Grading	12	18	12	18	(33%)
Miscellaneous	82	145	82	145	(43%)
TOTAL PERMITS FINAL	184	333	184	333	(45%)

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Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Appointments	59	43	59	43	37%
Walk-In Clients	1,221	1,273	1,221	1,273	(4%)
Letters, Emails, Etc	341	384	341	384	(11%)
Pre-Application Meetings	6	7	6	7	(14%)
Public Information Phone Calls Returned	650	653	650	653	0%

Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
GIS Inter-Active Website	112	123	112	123	(9%)

Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Number of Inspection Stops	1,184	1,748	1,184	1,748	(32%)
Number of Plan Checks Completed	442	553	442	553	(20%)
Automated Inspection Scheduling	0	1,266	0	1,266	
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	(20%)
Fast Track to First Review	14 days	15 days	14 days	15 days	(7%)

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Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Private Projects:					
Negative Declarations/Mitigated Negative Declarations	6	6	6	6	0%
Exemptions (Categorical and General Rule)	4	13	4	13	(64%)
County Projects:					
Negative Declarations/Mitigated Negative Declarations	0	1	0	1	(100%)
Exemptions (Categorical and General Rule)	0	0	0	0	0%
EIR's in process	31	32	31	32	(3%)

Appeals Received

	This Month	Same Month Last Year	F/& 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Negative Declaration	0	7	0	7	(100%)
Planning Commission Decisions	0	2	0	2	(100%)
Subdivision Review Board Decisions	0	0	0	0	0%
Hearing Officer Decisions (PDH)	1	1	1	1	0%

Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Cases Initiated	47	47	47	47	0%
Cases Closed	49	21	49	21	133%
Average Time to Resolve	102	139	102	139	(27%)
% of Proactive Cases	61%	46%	33%	46%	33%
Vehicles Towed	4	9	4	9	(56%)
Vehicle Inspections	9	0	9	0	90%
Notice of Violation	7	19	7	19	(63%)

* NA = Not Available

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Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Ag Preserves	5	0	5	0	50%
General Plan/Ordinance Amendments	0	2	0	2	(100%)
LAFCo Referrals	0	0	0	0	0%
Conditional Use Permits/Development Plans	1	4	1	4	(75%)
Minor Use Permits	2	7	2	7	(71%)
Variances	0	0	0	0	0%
Site Plans	0	1	0	1	(100%)
Curb, Gutter & Sidewalk Waivers	1	1	1	1	0%
Grading Permits (for Environmental Review)	1	1	1	1	0)
Tract Maps	0	0	0	0	0%
Tract Maps/Conditional Use Permits/Development Plans	0	0	0	0	0%
Parcel Maps	1	1	1	1	0%
Parcel Maps/Conditional Use Permits/Development Plans	0	0	0	0	0%
Receiving Site/Map	0	0	0	0	0%
Lot Line Adjustment	1	1	1	1	0%
Road Exception Request	0	0	0	0	0%
Public Lots	0	0	0	0	0%
Certificates of Compliance/Conditional Certs	1	3	1	3	(67%)
Voluntary Mergers	1	4	1	4	(75%)
Road Naming	1	0	1	0	50%
Road Abandonment	0	0	0	0	0%
TOTAL NEW APPLICATIONS	15	25	15	25	(40%)

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Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Board of Supervisors — Total	14	10	14	10	40%
General Plan/Ordinance Amendments	1	2	1	2	(50%)
Agricultural Preserves	0	0	0	0	0%
Appeals	4	1	4	1	300%
Other Items	1	2	1	2	(50%)
Consent Items	8	5	8	5	60%
Planning Commission — Total	10	13	10	13	(23%)
Conditional Use Permit/Dev Plans	2	1	2	1	100%
Minor Use Permits	0	0	0	0	0%
Variances	0	0	0	0	0%
Tract Maps	0	5	0	5	(100%)
General Plan/Ordinance Amendments	5	2	5	2	150%
Appeal	0	0	0	0	0%
Consent Items (time ext, GP conformity re- ports, AG Preserves)	3	5	3	5	(40%)
Subdivision Review Board — Total	6	14	6	14	(57%)
Parcel Maps	2	4	2	4	(50%)
Lot Line Adjustments—Coastal	2	2	2	2	0%
Conditional Certificates	0	0	0	0	0%
Consent Items (time ext, public lots)	2	8	2	8	(75%)
Planning Department Hearings — Total	14	9	14	9	(56%)
Minor Use Permits:					
Residential Single Family	3	0	3	0	300%
Residential Additions	3	4	3	4	(25%)
Residential Multi Family	0	0	0	0	0%
Commercial/Industrial/Office	0	0	0	0	0%
Miscellaneous	8	4	8	4	100%
Road Names	0	0	0	0	0%
Lot Line Adjustments—Inland	0	1	0	1	(100%)
Appeal of Admin Fine	0	0	0	0	0%
Airport Land Use Commission — Total	2	0	2	0	200%
Projects Reviews	2	0	2	0	200%
TOTAL ALL PROJECTS	46	46	46	46	0%